

**MINUTES OF THE
JOHNSON CITY ENERGY AUTHORITY
D/B/A
BRIGHTRIDGE**

July 22, 2025

PRESENT: Gary Mabrey
Andy Dietrich
Ronald Hite
Kenneth Huffine
James Smith
Jeffrey R. Dykes, Chief Executive Officer
Rob Arnold, Chief Operations Officer
Brian Bolling, CPA, Chief Financial Officer and Supply Chain Officer
Bonnie Donnolly, Chief Development and Market Strategy Officer
Sam Ford, Chief Engineering Officer
Eric Egan, Chief Data Officer
Stacy Evans, Chief Broadband Officer
Lori Farmer, Supervisor, General Accounting
Stephen Darden, Hunter Smith & Davis, LLP

ABSENT: James Haselsteiner
John Hunter
Dr. Kimberly McCorkle
Connie Crouch, Chief Employee Relations Officer
Donnie Hall, Safety/Environmental Manager
Tiphonie Watson; Chief Customer Officer

Mr. Mabrey called the meeting to order.

Mr. Mabrey opened the meeting for public comments and introduced Mr. Bruce Clark. Mr. Clark spoke about bitcoin mining operations in our area. He shared his thoughts on companies based in Nevada operating bitcoin mines within our community, specifically in regards to power consumption and noise issues. Mr. Clark asked that the board prohibit bitcoin mines in our area.

Sam Ford, Chief Engineering Officer, introduced the board to the Engineering Departments summer interns. Cora Johnson is an engineering student at Milligan University who interned last year with the TVA. Matthew Burton is an engineering student at ETSU who is completing his second summer internship at BrightRidge. Ms. Johnson and Mr. Burton discussed their internship and all of the various projects they assisted on. They worked on the Piney Flats rebuild where they wired transformers, tested breakers and wired the control house. They worked with the metering department on replacing batteries and meter changes,

as well as working with field engineers on drawing and staking jobs, meeting customers and seeing how everything is assembled and connected. In addition, they also worked on the Johnson City downtown underground project by completing AutoCAD drawings for manholes, verifying current drawings and checking phase angles for all transformers. Both Ms. Johnson and Mr. Burton thanked the board and the engineering department for allowing them the opportunity to intern with BrightRidge.

Upon motion of Mr. Smith, seconded by Mr. Hite, the Board approved the Consent Agenda, which consisted of only the minutes of the Board meeting on June 24, 2025. The motion carried unanimously by roll call vote.

RETIREMENT RESOLUTION OF JONATHAN BASKETT

On April 1, 2017 the Johnson City Power Board was renamed Johnson City Energy Authority; on October 3, 2017 Johnson City Energy Authority announced their DBA name as BrightRidge.

WHEREAS Jonathan Baskett was employed by BrightRidge on November 29, 2004, until retiring from BrightRidge on Friday, July 18, 2025, and;

WHEREAS during his twenty years and eight months of service with BrightRidge, he served as a Stockkeeper.

WHEREAS the Board of Directors of BrightRidge wishes to recognize Mr. Baskett for his outstanding service to the customers and staff of BrightRidge by his years of dedication and loyalty;

NO THEREFORE BE IT RESOLVED by the Board of Directors of BrightRidge meeting in regular session on the 22nd day of July 2025, that Jonathan Baskett be, and hereby is, officially commended for his twenty years and eight months of service to the customers of BrightRidge.

BE IT FURTHER RESOLVED that a copy of this Resolution be presented to Mr. Baskett and be spread in full on the minutes of the proceedings of this meeting.

Upon motion of Mr. Dietrich, seconded by Mr. Smith, the Board approved the Resolution by unanimous roll call vote. A copy of this Resolution now appears in full on the minutes of the proceedings of this meeting.

Mr. Dykes brought before the Board an update on the Silicon Ranch solar power purchase agreement. The current rate price (\$0.55) is expected to increase in August. Upon motion of Mr. Huffine, seconded by Mr. Hite, the Board voted to approved locking in the current rate price and approval for Mr. Dykes to execute the contract once finalized. The motion carried unanimous by roll call vote.

Eric Egan, Chief Data Officer, presented the board with an update on Virtual Metering. Virtual Metering aggregates internal data of multiple meters, both physical and other virtual meters. Mr. Egan used the school system as an example of how virtual metering and MDM analytics are used to study power usage trends during the months school was in session vs. during summer vacation. Similar data can be gathered to compare residential and commercial accounts, showing the differences in peak demand, as well as extreme highs and lows in usage times. This data is helpful in determining the load for breakers and identifying when adjustments are needed to avoid overloading systems, as well as foreseeing equipment failures and scheduling replacements in advance.

Stacy Evans, Chief Broadband and Technology Officer, delivered an update regarding the broadband project. Mr. Evans announced that at the time of the Board meeting, the Broadband Division has a total of 21,006 active customers, of which 1,760 are business or commercial entities.

For FY25, our goal is to add 4,136 new net customers (79.54 average net adds per week needed) by June 30, 2025. As of June 30th, we are 652 customers ahead of the linear budget line (20,877 v. budget 20,225). FY25 installations totaled 7,692 with total disconnects at 2,904; resulting in total net adds of 4,788 (62.25% of installs) and with 4,136 new customers added (116% of goal reached).

For FY26, our goal is to add 3,829 new net customers (73.63 average net adds per week needed) by June 30, 2026. As of July 11th, we are 46 customers ahead of the linear budget line (21,144 v. budget 21,097). FY26 installations total 488 with total disconnects at 221; resulting in total net adds of 267 (55% of installs). Currently for FY26, this puts us at 6.97% of our goal reached.

The current broadband customer base is as follows:

Jonesborough Fiber:	2,361
Johnson City Fiber:	10,857
Piney Flats Fiber:	626
Telford Fiber:	170
Limestone Fiber:	441
Gray Fiber:	4,610
Kingsport Fiber:	1,457
Fall Branch Fiber:	427
Managed Wi-Fi:	11,826 (61.5% “take rate”)
Telephone VoIP:	1,763 (1,027 residential)

Mr. Evans updated the board on the grow of the newest 2.5G product, growing from 18 customers to 533. They are also seeing good take rates on the 1G as well (up 40% growth since July 2024).

Mr. Evans reported that U.S. broadband providers average between 1% to 5% churn per month, with 2% considered normal. BrightRidge’s current churn rate is 1.70% including moves (0.70% without moves).

Mr. Evans also updated the board on the resolutions of all Broadband trouble tickets for FY 2025. Mr. Evans ended his report with the status of all grant area buildouts and future projects for FY26, FY27 and FY 28.

Mr. Dykes thanked Mr. Egan for his metering report and added that the data tracking his department completes allows BrightRidge to determine next steps in projects, growth an budgeting.

Mr. Dykes complemented the customer service staff on their handling of client concerns and billing issues, as well as taking next steps in getting electric customers signed up for Broadband. He commented that it is the work of our people that have made Broadband successful.

There being no further business, the meeting was adjourned.